

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>5B, 5C, 5D, 5E, 5F, 5G & 5H</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation, the Grantor(s) of Tippecanoe County, State of Indiana Grant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Two thousand nine hundred and 00/100 Dollars (\$2,900.00) (of which said sum \$0.00 represents land improvements acquired and \$2,900.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of drive construction and grading, which said work is incidental to the construction of the highway facility known as Morehouse Road and as Project 1401280, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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The undersigned represents and warrants that he/she is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he/she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he/she is therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of The Board of Commissioners of Tippecanoe County in the State of Indiana except:

NONE

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing The Board of Commissioners of Tippecanoe County in the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 15th day of March, 2023.

Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation

By [Signature] (Seal) _____ (Seal)
Signature Signature

Christopher B. Lyon
Printed Name Printed Name

Signature (Seal) Signature (Seal)

Printed Name Printed Name

STATE OF ~~INDIANA~~: Michigan
COUNTY OF ~~TIPPECANOE~~: Macomb

SS:

Before me, a Notary Public in and for said State and County, personally appeared Christopher Lyon of Tippecanoe Memory Gardens, Inc., an Indiana not-for-profit corporation, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 1st day of March, 2023

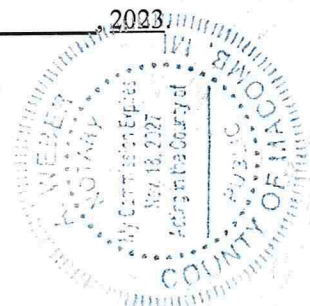
Signature [Signature]

Printed Name Amanda Weber

My Commission expires 11/18/2027

I am a resident of Macomb County.

A. WEBER
Notary Public, State of Michigan
County of Macomb
My Commission Expires Nov. 18, 2027
Acting in the County of Macomb



This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

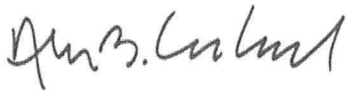
EXHIBIT "A"

Project: 1401280
Parcel 5B Temporary Right of Way For Drive Construction

Sheet 1 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,000.74 feet along the south line of said Northwest Quarter; thence North 01 degree 08 minutes 44 seconds West 23.15 feet to the Point of Beginning of this description; thence South 88 degrees 51 minutes 16 seconds West 260.76 feet; thence North 46 degrees 55 minutes 37 seconds West 58.90 feet; thence North 54 degrees 42 minutes 35 seconds East 169.12 feet; thence South 01 degree 08 minutes 44 seconds East 122.00 feet; thence North 88 degrees 51 minutes 16 seconds East 163.00 feet; thence South 01 degree 08 minutes 44 seconds East 14.00 feet to the Point of Beginning, and containing 0.317 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



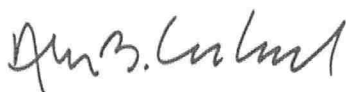
EXHIBIT "A"

Project: 1401280
Parcel 5C Temporary Right of Way For Drive Construction

Sheet 2 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,000.74 feet along the south line of said Northwest Quarter; thence North 01 degree 08 minutes 44 seconds West 23.15 feet; thence South 88 degrees 51 minutes 16 seconds West 260.76 feet; thence North 46 degrees 55 minutes 37 seconds West 58.90 feet; thence North 12 degrees 25 minutes 24 seconds West 71.25 feet; thence North 00 degrees 39 minutes 48 seconds East 84.55 feet; thence North 01 degree 57 minutes 32 seconds East 83.74 feet; thence North 02 degrees 01 minute 56 seconds West 82.85 feet; thence North 02 degrees 20 minutes 17 seconds West 85.32 feet to the Point of Beginning of this description; thence North 09 degrees 30 minutes 35 seconds West 26.12 feet; thence South 79 degrees 05 minutes 09 seconds East 15.52 feet; thence South 04 degrees 01 minute 02 seconds East 20.00 feet; thence South 76 degrees 53 minutes 33 seconds West 12.66 feet to the Point of Beginning, and containing 0.007 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



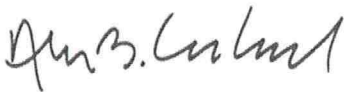
EXHIBIT "A"

Project: 1401280
Parcel 5D Temporary Right of Way For Drive Construction

Sheet 3 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,000.74 feet along the south line of said Northwest Quarter; thence North 01 degree 08 minutes 44 seconds West 23.15 feet; thence South 88 degrees 51 minutes 16 seconds West 260.76 feet; thence North 46 degrees 55 minutes 37 seconds West 58.90 feet; thence North 12 degrees 25 minutes 24 seconds West 71.25 feet; thence North 00 degrees 39 minutes 48 seconds East 84.55 feet; thence North 01 degree 57 minutes 32 seconds East 83.74 feet; thence North 02 degrees 01 minute 56 seconds West 82.85 feet; thence North 02 degrees 20 minutes 17 seconds West 85.32 feet; thence North 09 degrees 30 minutes 35 seconds West 26.12 feet; thence North 04 degrees 01 minute 02 seconds West 170.00 feet to the Point of Beginning of this description; thence continuing North 04 degrees 01 minute 02 seconds West 36.00 feet; thence South 66 degrees 07 minutes 12 seconds East 19.24 feet; thence South 04 degrees 01 minute 02 seconds East 21.00 feet; thence South 66 degrees 32 minutes 34 seconds West 18.03 feet to the Point of Beginning, and containing 0.011 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



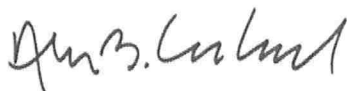
EXHIBIT "A"

Project: 1401280
Parcel 5E Temporary Right of Way For Grading

Sheet 4 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,000.74 feet along the south line of said Northwest Quarter; thence North 01 degree 08 minutes 44 seconds West 23.15 feet; thence South 88 degrees 51 minutes 16 seconds West 260.76 feet; thence North 46 degrees 55 minutes 37 seconds West 58.90 feet; thence North 12 degrees 25 minutes 24 seconds West 71.25 feet; thence North 00 degrees 39 minutes 48 seconds East 84.55 feet; thence North 01 degree 57 minutes 32 seconds East 83.74 feet; thence North 02 degrees 01 minute 56 seconds West 82.85 feet; thence North 02 degrees 20 minutes 17 seconds West 85.32 feet; thence North 09 degrees 30 minutes 35 seconds West 26.12 feet; thence North 04 degrees 01 minute 02 seconds West 375.00 feet to the Point of Beginning of this description; thence continuing North 04 degrees 01 minute 02 seconds West 55.00 feet; thence North 85 degrees 58 minutes 58 seconds East 6.00 feet; thence South 02 degrees 12 minutes 31 seconds West 55.33 feet to the Point of Beginning, and containing 0.004 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



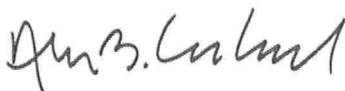
EXHIBIT "A"

Project: 1401280
Parcel 5F Temporary Right of Way For Grading

Sheet 5 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,387.08 feet along the south line of said Northwest Quarter to the centerline of Morehouse Road; thence along said centerline 386.41 feet along an arc to the left having a radius of 1,165.44 feet and subtended by a long chord having a bearing of North 05 degrees 28 minutes 52 seconds East and a length of 384.66 feet; thence North 04 degrees 01 minute 02 seconds West 568.01 feet to the south line of Lot 1 as shown on the Plat of Tippecanoe Memory Gardens Minor Subdivision Number One, the plat of which is recorded in Document 201717024413 in the Office of the Recorder of said County; thence North 89 degrees 05 minutes 04 seconds East 31.05 feet along said south line to the Point of Beginning of this description; thence continuing North 89 degrees 05 minutes 04 seconds East 6.01 feet along said south line; thence South 04 degrees 01 minute 02 seconds East 14.83 feet; thence South 85 degrees 58 minutes 58 seconds West 6.00 feet; thence North 04 degrees 01 minute 02 seconds West 15.15 feet to the Point of Beginning, and containing 0.002 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



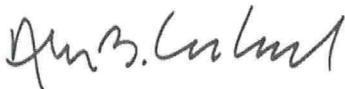
EXHIBIT "A"

Project: 1401280
Parcel 5G Temporary Right of Way For Grading

Sheet 6 of 7

A part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,387.08 feet along the south line of said Northwest Quarter to the centerline of Morehouse Road; thence along said centerline 386.41 feet along an arc to the left having a radius of 1,165.44 feet and subtended by a long chord having a bearing of North 05 degrees 28 minutes 52 seconds East and a length of 384.66 feet; thence North 04 degrees 01 minute 02 seconds West 588.03 feet to the north line of Lot 1 as shown on the Plat of Tippecanoe Memory Gardens Minor Subdivision Number One, the plat of which is recorded in Document 201717024413 in the Office of the Recorder of said County; thence North 89 degrees 05 minutes 04 seconds East 31.05 feet along said north line to the Point of Beginning of this description; thence North 04 degrees 01 minute 02 seconds West 350.82 feet; thence North 85 degrees 58 minutes 58 seconds East 6.00 feet; thence South 04 degrees 01 minute 02 seconds East 351.14 feet; thence South 89 degrees 05 minutes 04 seconds West 6.01 feet to the Point of Beginning, and containing 0.048 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



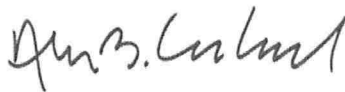
EXHIBIT "A"

Project: 1401280
Parcel 5H Temporary Right of Way For Drive Construction

Sheet 7 of 7

A part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence South 89 degrees 05 minutes 04 seconds West 1,387.08 feet along the south line of said Northwest Quarter to the centerline of Morehouse Road; thence along said centerline 386.41 feet along an arc to the left having a radius of 1,165.44 feet and subtended by a long chord having a bearing of North 05 degrees 28 minutes 52 seconds East and a length of 384.64 feet; thence North 04 degrees 01 minute 02 seconds West 1,036.07 feet to a north line of the grantor's land; thence North 89 degrees 45 minutes 00 seconds East 41.09 feet along said north line; thence South 04 degrees 01 minute 02 seconds East 4.20 feet to the Point of Beginning of this description; thence continuing South 04 degrees 01 minute 02 seconds East 74.00 feet; thence South 85 degrees 58 minutes 58 seconds West 10.00 feet; thence North 04 degrees 01 minute 02 seconds West 74.00 feet; thence North 85 degrees 58 minutes 58 seconds East 10.00 feet to the Point of Beginning, and containing 0.017 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



The attached **Temporary Easement Grant – Parcel 5B, 5C, 5D, 5E, 5F, 5G, 5H Morehouse Rd. Project** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 20 day of March, 2023

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Jennifer Weston, Auditor